

EC NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**NOTICE OF DEFAULT
AND ELECTION TO SELL****2008-015652**
Klamath County, Oregon

00056548200800156520030038

11/20/2008 03:38:17 PM

Fee: \$31.00

RE: Trust Deed from

Klamath Audobon Society Auburn
Trust, J. Batzer, Trustee

To Grantor

Aspen Title & Escrow, Inc.
(Neal G. Buchanan, Attorney at
Law as Seccessor)
Trustee

After recording, return to (Name, Address, Zip):

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

Reference is made to that certain trust deed made by Klamath Audobon Society Auburn Trust,
J. Batzer, Trustee, as grantor, to
Aspen Title & Escrow, Inc., (Neal G. Buchanan as Successor), as trustee,
in favor of Jonnie B. Vanish and Marianne Vanish and Peter Lisle Vanish as beneficiary,
dated August 2, 2001, recorded on August 21, 2001, in the Records of
Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M01 at page 42197,
and/or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which), covering the following
described real property situated in the above-mentioned county and state, to-wit:

The East 50 feet of Lots 1 and 2, Block 41, HOT SPRINGS ADDITION
TO THE CITY OF KLAMATH FALLS, IN THE County of Klamath, State
of Oregon

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the Records of the county or counties in which the above-described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums:

1. Monthly payment in the sum of \$500.00 (together with applicable collection fees) due the 21st day of August, 2008 with a further and like payment due the 21st day of each and every month thereafter;
2. Failure to maintain and provide copies of policies of insurance to the beneficiaries;
3. Failure to pay and provide proof of payment of real property taxes; and
4. Failure to provide proof that waste of the premises has been remedied

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

1. Principal balance in the sum of \$10,350.00;
2. Any costs incurred in the maintenance of insurance coverage and for payment of real property taxes;
3. Costs of obtaining evidence of title, and the other costs of the Trustee and Trustee's and Attorney's fees

(OVER)



Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110 on March 31, 2009, at the following place: 435 Oak Avenue in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

Name and Last Known Address

Nature of Right, Lien or Interest

See Exhibit A, attached hereto and incorporated by this reference as if fully set forth.

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

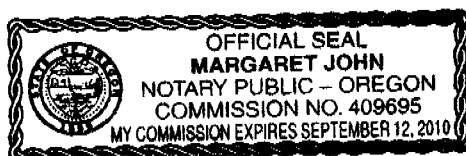
In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED November 20, 2008

Neal G. Buchanan

Neal G. Buchanan
Successor ☒ Trustee ☐ Beneficiary (indicate which)
435 Oak Ave, Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on November 20, 2008,
by Neal G. Buchanan, Successor Trustee
This instrument was acknowledged before me on November 20, 2008,
by N
as _____
of _____



Margaret John
Notary Public for Oregon
My commission expires 9-12-2010

EXHIBIT A

NAME	NATURE OF RIGHT, LIEN OR INTEREST
A. Klamath Audobon Society Auburn Trust, J. Batzer, Trustee P. O. Box 1974 Klamath Falls, OR 97601	GRANTOR/FEE OWNER AND PARTY IN POSSESSION OR OCCUPANT
B. Klamath Audobon Society P. O. Box 354 Klamath Falls, OR 97601	
C. Auburn Trust P. O. Box 1974 Klamath Falls, OR 97601	
D. J. Batzer P. O. Box 1974 Klamath Falls, OR 97601	TRUSTEE OR GRANTOR KLAMATH AUDOBON SOCIETY AUBURN TRUST
E. Capitol Ind. Inc. Pension Trust PMB Suite 213-213 5150 Mae and Anne Avenue Reno, Nevada 89523	
F. Rena Peterson P. O. Box 1974 Klamath Falls, OR 97601	